County of Sacramento
Planning and Community Development Department
827 7th Street, Room 230
Sacramento, CA 95814
(916) 874-6141

Planning Application Form
Cover Sheet

Hyperlink to direction: instructions.doc

This application form is required as part of any planning development request. Other required items are indicated on the accompanying instructions and checklists. It is the applicant's responsibility to ensure that application packages are complete and accurate. **PLEASE CALL (916) 874-6141 TO SCHEDULE AN APPOINTMENT TO FILE.**

Application Requests (check all that apply)

☐ General Plan Amendment	☐ Community Plan Amendment	☐ Rezone
☐ Tentative Subdivision Map	☒ Tentative Parcel Map	☐ Affordable Housing Plan
☐ Variance	☐ Special Review of Parking	☐ Special Development Permit
☐ Exception	☐ Design Review	☐ Development Plan Review
☐ Use Permit	☐ Certification of compliance (Select Final Hearing Body)	☐ Other

☐ This request is part of pending, or approved application Control #

Site address: 4509 Hackberry	Assessor's Parcel Number(s)	
Project Name: 4509 Hackberry	APN 230-134-006	
Gross Acres: .077± acres		

Contact Information

Applicant	Name: CROWDER ENGINEERING		Contact: Jeff Crowder
	Address: 39 Timberwood Ct		City: Sacramento
	State/Zip: 95833	Email: fcrest@aol.com	Phone: 916-712-5648
Owner	Name: Jeanne W Zqankhuze		Contact: Same
	Address: 4509 Hackberry Lan		City: Carmichael
	State/Zip: 95608	Email:	Phone: 916-487-0807
Other	Name: Arnie Zwankhuze		Contact: Arnie
	Address: 2183 Bonnie Oak Way		City: Citrus Heights
	State/Zip: Ca/95610	Email:	Phone: 916-826-9777

☐ Engineer ☐ Architect ☒ Developer ☐ Owner

Other	Name:		Contact:
	Address:		City:
	State/Zip:	Email:	Phone:

☐ Engineer ☐ Architect ☐ Developer ☐ Owner

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Legal Authority and Consent to File Application

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The submitted information and accompanying documents are true and accurate to the best of my knowledge. I agree to pay all fees required to complete processing of this application. **The cost for preparation of environmental documents pursuant to CEQA will be billed separately based on set hourly rates and actual time and materials used**.

I hereby give permission to County staff and other authorized personnel to conduct site inspections and post public notification signs on my property during the processing of this application. I consent to the posting of my address and contact information and the address and contact information of all parties to this application on any website maintained by the County of Sacramento. I also agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.

Applicant shall defend, indemnify and hold harmless Sacramento County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County of Sacramento or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.

The subject property is on the Hazardous Waste and Substances Site List developed pursuant to AB3750

☐ Yes ☒ No www.envirostor.dtsc.ca.gov/public/

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL OWNERSHIP OR OFFICIAL AGENT. AUTHORITY TO FILE (check one)

☒ Ownership ☐ Contract to Purchase* ☐ Letter of Authorization* ☐ Power of Attorney*

* Must Attach Evidence

Owners/Agents* Name: Jeff Crowder Crowder Engineering	
Signature:	Date: 5/23/2007
Owners Name: Jeanne We Zwankhuze	
Signature:	Date: 5/23/2007
Owners Name:	
Signature:	Date:

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Statement of Applicant Responsibility

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Please read the following statement outlining your responsibilities in the application hearing process.

An amendment to California Law (AB 884), adopted in 1977 and effective January 1, 1978, requires the County of Sacramento and all other jurisdictions in the state to take final action to approve or disapprove a request like yours within one year of the County's acceptance of your application as complete. In most cases, the County has approved requests like yours in significantly less time. However, the legislation now requires the County to "count down" the days so that requests are not inadvertently approved without approval by the Board of Supervisors or a designated body.

The law requires Sacramento County to inform you within 30 days after the application is submitted if your application is incomplete for our needs. If the application is complete and has all the information we need, the processing will be initiated immediately. If additional data is needed, a letter will be sent to your specifically stating the information needed. The staff will not certify the applications completed until all the requested items have been submitted to the County and the required fees have been paid.

PLEASE BE ADVISED THAT THIS APPLICATION IS NOT APPROVED UNTIL THE ULTIMATE HEARING BODY HAS TAKEN ITS FINAL ACTION AND ALL APPEALS EXHAUSTED. ANY RECOMMENDATIONS OR COMMENTS BY STAFF OR ACTIONS BY INTERMEDIATE HEARING BODIES ARE ONLY ADVISORY AND SHOULD NOT BE RELIED ON FOR THE PURPOSES OF MAKING FINANCIAL COMMITMENTS.

Your application will be heard in a public hearing, and it is important that a reasonable effort be made to advise your neighbors or adjoining property owners (those within 500 feet of your property) of the time and date that your application will be heard. This provides an opportunity for those most affected by a proposed use to provide input to the hearing body. The County is required by law to notify all those property owners within 500 feet that are shown on the latest assessment roll. It is the responsibility of the applicant to contact the Assessor's Office and list the names and addresses on a form that is attached to the application. Following is a statement for the applicant to read and sign.

> I understand that it is my responsibility to pay the entire filing fees at time of submittal. Also, the application is not considered complete until the total Planning Department fees have been collected.
>
> I understand that it is my responsibility to prepare a 500-foot radius map as described on the "Instructions to Applicant" sheet, to list all the parcel numbers within the 500-foot radius, and to record the name and address (including zip codes) of the property owners of all parcels. I certify that a) the property owner's list is complete and accurate as shown on the latest assessment roll in the County Assessor's Office, and b) I have read and understand the above information regarding application processing.

My mailing list includes a total of 3 pages and 58 property owners.

Signed _____ Date 5/23/2007

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Additional

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☒ I have contacted the Sacramento County Department of Water Resources division of Storm Water Quality at (916) 874-1353 to determine if my project requires Source Controls, Runoff Reduction Measures, or Treatment Controls. ***These requirements can dramatically change a project so early consultation is highly recommended.***

☒ I understand that pursuant to State Fish and Games Code Section 711.4, a filing fee is required for all projects processed with a Negative Declaration or Environmental Impact Report unless it has been determined by the California Department of Fish and Game that the project will have no effect on fish and wildlife. The fees are collected by the Sacramento County Department of Environmental Review and Assessment for payment to the State. I understand that I will be notified of the fee amount upon release of the environmental document for the project. To avoid this fee I understand I must complete a NO Effect Determination Form with the California State Department of Fish and Game. ***Contact DERA for more information.***

☒ I understand that all applicants are required to provide a Neighborhood Outreach Plan. I will include my neighborhood out reach plan in my Justification Statement. Contact the Sacramento County Department of Neighborhood Services for more information10425 Norden Ave Sacramento, CA 95655 Phone: (916) 231-0038 www.dns.saccounty.net

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Justification Statement
Neighborhood Outreach Plan

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The Justification Statement is a comprehensive explanation of the applicant's project/ request. It should include background information, reasoning and the goal(s) of the project/ request. The Neighborhood Outreach Plan describes how the applicant plans to inform the neighbors (owners within the 500 foot radius map) about the project and address community concerns. Please see direction for more information.

Justification Statement

THIS PROJECT IS A 0.77 ACRE PARCEL LOCATED ON THE WEST SIDE OF HACKBERRY LANE, APPROXIMATELY 600 SOUTH OF WINDING WAY. THE OWNER WISHES TO DIVIDE THE PROPERTY INTO 3 PARCELS. PRESENTLY THERE IS ONE SINGLE FAMILY DETACHED HOME ON THE FRONT OF THE PARCEL. TWO ADDITIONAL DETACHED SINGLE FAMILY HOME WILL BE CONSTRUCTED IN THE REAR. AUTO ACCESS TO EXISTING HOUSE WILL CONTINUE TO BE FROM HACKBERRY AVE. THE OTHER TWO PARCELS WILL BE FROM A PRIVATE 20' DRIVEWAY. THIS PARCEL MAP IS CONSISTENT WITH THE EXISTING ZONING OF RD5. LOT SIZE, SHAPE AND PROPOSED USE IS CONSISTENT WITH SURROUNDING LOTS AND CARMICHAEL COMMUNITY PLAN REVISED APRIL 2003.

Neighborhood Outreach Plan

Parcel shown on the tentative map will have a copy of the Map hand delievered, all other parcel will have a map mailed with a contact phone number for questions.

_____

Jeffrey E Crowder
Crowder Engineering

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Rezone Application

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General Plan Amendments Entire parcel(s) to be rezoned? ☐ Yes ☐ No

(Existing General Plan Designation) (Existing General Plan Designation) Gross Acres being rezoned ± acres

(Preposed General Plan Designation) (Preposed General Plan Designation)

Community Plan Amendments and Rezones

(Existing Zone) Density (Preposed Zone) Density (Preposed Zone) Density (Preposed Zone) Density

Description of existing zoning and any proposed zoning changes and of existing and proposed uses of the property;

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Design Review Narrative

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The Design Review Narrative is an explanation of how the proposed project meets the Community's Design Guidelines.

Design Review Narrative

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In a additon this follows the Carmichael Community guidelines, these lots are larger then required by the RD5 zoning similar in size to other developed lots in area.

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Variance
Supplemental Application Form

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In order for a Variance to be granted, mandatory findings must be made. To assist in understanding why a Variance is necessary for your project, please describe below how your project qualifies under the following findings. Variances shall not be granted for authorized uses or activities which are not otherwise expressly authorized by the Zoning regulation governing the parcel.

Finding 110-20 (a): Because of special circumstances peculiar to the subject property, including size, shape, topography, location or surroundings; or because of the location of Heritage or Land Mark Trees as defined and regulated by Chapter 19.04 of the Sacramento County Code the strict application of the requirements of this Code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

DESCRIBE WHAT SPECIAL CIRCUMSTANCES ARE APPLICABLE TO THE PROPERTY THAT PREVENT CONFORMANCE TO PERTINENT ZONING REGULATIONS:

Finding 110-20 (b): The grant of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. (Special circumstances particular to subject property are leading the property owner to be deprived of privileges).

DESCRIBE WHY GRANTING A VARIANCE WOULD NOT BE A SPECIAL PRIVILEGE: